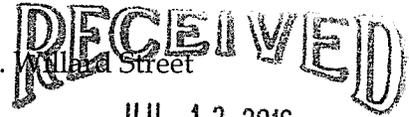


Parking Management Plan

Majestic Car Rental Group located at 616 S. Willard Street

Dormition of the Mother of God Greek Orthodox Church located at 600 S. Willard Street



JUL 12 2016

PARKING SPACES REQUIRED

Table 8.1.8-1. Specifies that there is a parking spot for every 4 seats.

DEPARTMENT OF
PLANNING & ZONING

600 South Willard Street: According to the zoning records dated 1985, the Greek Orthodox Church has 32 spaces in their parking lot. Utilizing Table 8.1.8-1 Minimum Off-Street Parking Requirements: Worship, Place of (per four (4) seats), the church has an 80 seat capacity and therefore is required to have 20 parking spots.

616 South Willard Street: According to the Zoning Permit dated May 29, 2007

Article 10: Parking

Table 10-A, Minimum Off-Street Parking Requirements, does not specify a parking requirement for vehicle rental businesses. In this event, the sufficiency of parking is determined by the Board. In this case, the number of spots required should relate to the number of employees and rental cars. Three spaces are needed for the three employees and the remaining eleven spaces would be allocated to the rental vehicles. The application does not state the total number of rental vehicles proposed, but it must be limited to the number of parking spaces available, as proposed it would be eleven.

NARRATIVE

Since 2007, Majestic Car Rental Group (MCRG) and the Dormition of the Mother of God Greek Orthodox Church have been practicing a shared parking management plan that has been working. Majestic Car Rental Group has limited parking spots at 616 South Willard Street, however, the number of parking spots were never meant to limit the number of vehicles that MCRG owned or where we parked them. Nor does the permit preclude us from parking cars in other locations.

As a car rental company, we anticipate the number of car returns daily and will make room for those returns, conscious that we are only permitted to have eleven rental cars on our lot. The Greek Orthodox Church has allowed MCRG to utilize their parking lot for the short-term peak times when rental cars are returning; MCRG moves rental vehicles to the church parking lot freeing spots for the returning customers. For nine years this practice has worked and been an efficient way in which MCRG can address the needs of its customers - who a good majority are neighborhood and community members that utilize our company as a means to supplement a one car family.

The Greek Orthodox Church utilizes their parking lot at 600 South Willard Street during services on Sunday, and periodically during the week. Their parking lot never exceeds the permitted amount of 32 spaces. When there are church functions, the church communicates this and MCRG does not park any vehicles in their lot.

ANALYSIS OF THE ANTICIPATED PARKING DEMANDS

We have a working relationship with the church and can provide the following information:

MCRG employees park rental vehicles at the church when there is a high volume of returns. This number fluctuates daily, however, there is never more vehicles than the allotted parking at the church.

Monday – Friday, MCRG may park vehicles in the church parking lot. MCRG ensures that there are no rental vehicles on Friday night or throughout the weekend in the church parking lot. MCRG will move rental cars, if needed, on Sunday after 6:00 PM to make room for weekend returns at 616 South Willard Street.

MCRG works with the church and does not park when they have functions or events during the week.

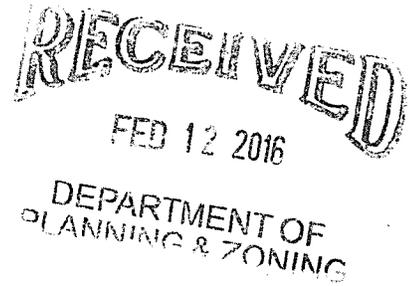
MCRG provides a service for the neighborhood and Burlington at large, serving the community with rental vehicles allows families and individuals the ability to reduce the dependency on two vehicles.

PLANS TO IDENTIFY STRATEGIES THAT IDENTIFY STRATEGIES FOR THE FUTURE

MCRG and the Greek Orthodox Church have had a shared parking arrangement for nine (9) years and it has successfully worked.

Anita Wade

From: Holly Farrington <hollyfarrington@rentmajestic.com>
Sent: Friday, February 12, 2016 10:25 AM
To: Anita Wade
Cc: mcajrl@aol.com
Subject: RE: 616 So Willard St zoning permit



Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Anita,

Here is our narrative:

During the Planning and Zoning meetings in early 2007, to grant conditional use to the property located at 616 South Willard Street, it was decided that Majestic Car Rental Group would be allowed a total of 14 parking spaces. To maximize parking options at that time, we approached The Dormition of The Mother of God Greek Orthodox Church located on Ledge Road with the idea of shared parking during times when our parking lot could not offer sufficient space for the amount of vehicles that had returned to our location. Nectar Rorris, Vice President of the Parish Council, agreed to this arrangement with the understanding that we would need to find alternative parking during church events. We have been practicing this for the past 8 years with no complaints from the Church or our neighbors. We are respectful of the Church and our neighbors as we appreciate the support that they've given us since we opened in July of 2007.

During the past 8 years, our rental business has caught on with local businesses and one car families from the Five Sister Neighborhoods as well as surrounding. To accommodate the demand for vehicles, our fleet has grown. Although on average, the size of our fleet is approximately 50 vehicles now, there is never a time when all 50 vehicles are on lot. Fleet utilization is approximately 75-95% daily depending upon the time of the year. Our business hours of operation have decreased some during the past four years as we close earlier now than we did initially; Monday through Friday, 7am to 6pm, Saturday 7am to 3pm and Sunday 8am to Noon. And for the most part, there is rarely times when we have more than 3 employees on during a shift.

Return vehicle volume increases on Sunday afternoons and evenings for which one person moves the vehicles from our parking lot to the Church lot to ensure ease of access into and out of our lot. Because Mondays are usually high volume rental days, most of the vehicles that returned on Sunday afternoons and evenings are then put out on rent again during the beginning of the week. Fridays afternoons and early evenings are another high volume return time. The location of the Church parking lot makes moving these vehicles easy for one person to do on foot especially during busy times of the day.

Seasonal changes also affect the quantity of vehicles that we may or may not have available for rent or on lot. Late Spring, Summer, Fall and early Winter are times when we have less vehicles on lot due to the high demand of our customers. January, February and early March are usually months when we have more idle vehicles that we need more parking for. Again, what happens day to day is not as predictable as we like so having access to parking at the Church is helpful to our business model in meeting the demands of our customers.

We are requesting that the shared use of The Dormition of The Mother of God Greek Orthodox Church parking lot be made official to put us in compliance with the Planning and Zoning conditions that were set in June of 2007. The Church parking lot contains approximately 27 spaces for which we would use no more than 20 spaces during our heaviest return time. Again, this is not every day nor is it every Friday or Sunday. But by allowing us to utilize up to 20 parking spots in the Greek Church parking lot, would allow us the flexibility to service our customers at a moments notice with the

variety of vehicles that we have. Walk up customers are those that don't formally have reservations but show up at our location anytime during our business hours to rent a vehicle; somewhat like Car Share but with more selection at a designated location. About 50% of our daily business is comprised of walk up customers.

Thank you,
Holly Farrington
Majestic Car Rental Group, Inc.
hollyfarrington@rentmajestic.com
(802)860-7300

From: Anita Wade [mailto:awade@burlingtonvt.gov]
Sent: Friday, February 12, 2016 9:20 AM
To: hollyfarrington@rentmajestic.com
Subject: FW: 616 So Willard St zoning permit

From: Anita Wade
Sent: Friday, February 12, 2016 9:19 AM
To: 'hollyfarrington@renmajestic.ocm' <hollyfarrington@renmajestic.ocm>; 'mcajrl@aol.com' <mcajrl@aol.com>
Subject: 616 So Willard St zoning permit

This is a reminder that we need a narrative on your project to be able to process your application.
Please contact the Planning and Zoning Department if you have further questions.
Thank you.

Anita Wade
Planning and Zoning Clerk
City of Burlington
149 Church St
Burlington, VT 05401
(802)-865-7188

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2015.0.6189 / Virus Database: 4522/11609 - Release Date: 02/12/16